
City of Riders

1040 2nd Street
Sturgis, SD 57785
www.sturgis-sd.gov



Contact

City Hall
Voice: (605) 347-4422
Fax: (605) 347-4861

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, March 17, 2015 at 5:30 p.m. at City Hall, 1040 2nd Street, Sturgis SD.

Members present: Kyle Treloar, Suzanne Olson, San Monahan, Arvid Meland, John Gerberding, Judy Hughes and City Council Liaison Jason Anderson.

The meeting was called to order at 5:30 p.m.

Minutes from February 3 and March 3 were approved.

1. Use on Review – Sturgis Economic Development Corp. Requesting a Use on Review to allow an educational facility to be located within the Sturgis Industrial Park which is zoned Industrial. SEDC President Pat Kurtenbach was present to answer questions. The applicant gave an overview of the project and funding.

Action: 1st to approve by Meland, 2nd by Gerberding. Vote: all Yes to recommend approval.

2. Vacate & Re-Plat– Sturgis Economic Development Corp Requesting vacation of a public ROW located on Block F in Glover's 2nd Addition to the City of Sturgis. This request also includes a re-plat of the parcel, combining all lots into one.

Action: Following discussion a 1st to approve by Gerberding, 2nd by Olson. Vote: all Yes to recommend request for vacation and re-plat.

3. TIF #12 Establish District Boundaries and Approval of Project Plan – Dolan Creek Estates. Set TIF#12 District Boundaries and approve Project Plan for development of property described as Tract B1 of Murray Addition No. 2. Located in the SE1/4 of Section 8, Township 5 North, Range 5 East, B.H.M. City of Sturgis, Meade County. Consisting of 31.506 acres and known as Dolan Creek Estates. Developer, Brad Hammerbeck was present to answer questions. City Manager, Daniel Ainslie provided information about the TIF and the Developer Agreement. The TIF boundary was discussed and comments were heard from Jim Allison regarding design standards that were required on his development several years ago. Comments regarding Public Works requirements for servicing the development were heard from Public Works Director Rick Bush. Councilor Anderson feels that the street width would be ok as long as there is a wide enough boulevard to hold snow when needed. In addition, a no parking ordinance would be needed for snow events. A discussion on adding more improvements to the TIF for Dolan Creek Road was discussed.

Staff will get information about what could possibly be done as a separate project within the TIF and will report to P&Z at a later time.

Action: Following all questions, answers and discussion a motion was made by Gerberding to approve the PUD and TIF (Boundary and Project Plan) and recommendation that the streets be built as designed in the current Project Plan and a restriction be made for no on-street parking when a snow event occurs. 2nd by Meland. Vote: 1 (Treloar) abstaining, 3 Yes to recommend approval, 2 No (Monahan & Olson). Motion carried.

4. TIF #13 Establish District Boundaries and Consider Project Plan – Canyon View Estates. Set TIF#13 District Boundaries and consider Project Plan for development of property described as Lot 1, located in the NE ¼ of Section 21, T5N, R5E, BHM, City of Sturgis, Meade County. Consisting of 5.205 acres and known as Canyon View Estates. Commissioner Treloar is the Developer Representative and was present to answer questions about the development but abstained from both TIF votes. City Manager Ainslie provided information about the TIF and the Developer Agreement. The boundary was briefly discussed as no changes were made since the boundary review on March 3.

Action: A motion was made by Gerberding to recommend approval of TIF#13 PUD, Project Plan and Boundaries with the same criteria as TIF#12 of having restrictions to on-street parking when there is a snow event. 2nd Meland. Vote: 1 (Treloar) abstaining, 4 Yes, 1 No (Monahan).

Other Items: A meeting will be set for Monday, March 23 at 6:00 to take action on TIF#11.

Minutes not yet approved.